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MINUTES OF ZONING AND PLANNING COMMISSION / ZONING BOARD OF APPEALS MEETING

July 14, 2016

7:00 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on June 23, 2016.
3. Public Comment
4. Case Number 16 P-06/ Hand and Stone Conditional Use Permit
Request for a Conditional Use for a Masseur/masseuse Service (Massage Facility known as Hand and Stone) in the C3 General Commercial District on property commonly known as 624 N. York Street Unit D, Elmhurst, Illinois.
Public hearing – All properties within 500 feet have been notified
5. Case Number 16 ZBA 03/Railway Supply Group Variation
The purpose of this hearing is to consider a request for a Variation from the wall sign height requirement of 20 feet, a variation of 2 feet 6 inches, from 20 feet to 22 feet 6 inches to install a wall sign at the property commonly known as 565-577 Lamont Road.
Public hearing – All properties within 500 feet have been notified
6. Case Number 16 ZBA-04 /DM Merchandising, Inc.
The purpose of this hearing is to consider a request for a Variation from the side yard setback requirement for the purpose of constructing a link/covered tunnel to connect to the adjacent property on property commonly known as 845 Church Court.
Public hearing – All properties within 500 feet have been notified
7. Case Number 16 ZBA-05 /DM Merchandising, Inc.
The purpose of this hearing is to consider a request for a Variation from the side yard setback requirement for the purpose of constructing a link/covered tunnel to connect to the adjacent property on property commonly known as 835 Church Court.
Public hearing – All properties within 500 feet have been notified
8. Other Business
9. Adjournment

Commission Members Present: Corrado, Garland, Mushow, Uditsky, Whistler

Commissioner Members Absent: Callaway McCoyd Rose, Warnke

City Staff Present: Franz, Werner, Van De Walle

After a roll call establishing a quorum, Chairman Whistler requested a motion to approve the Zoning and Planning Commission/Zoning Board of Appeals meeting minutes of June 23, 2016. Commissioner Corrado moved to approve the minutes of the June 23, 2016 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Mushow seconded, and with a voice vote being all ayes, the motion passed.

Chairman Whistler explained that the Public Comment agenda item is for anyone to speak on any matter, but that comments will not be included in the public record for a specific case on an agenda. There was no public comment.

Chairman Whistler opened the public hearing for Case # 16 P 06, which is a request by James Jensen for a Conditional Use for a Masseur/masseuse Service (Massage Facility known as Hand and Stone) in the C3 General Commercial District on property commonly known as 624 N. York Street Unit D. After all testimony was received relating to this case, Chairman Whistler closed the public hearing portion of this case. Commissioner Corrado made a motion to deliberate Case 16 P 06 this evening and Commissioner Uditsky seconded the motion. The Commission voted 4-1 to deliberate on the request.

Chairman Whistler opened the public hearing for Case # 16 ZBA 03, which is a request by Railway Supply Group for a Variation from the wall sign height requirement of 20 feet, a variation of 2 feet 6 inches, from 20 feet to 22 feet 6 inches to install a wall sign at the property commonly known as 565-577 Lamont Road. After all testimony was received relating to this case, Chairman Whistler closed the public hearing portion of this case. Commissioner Corrado made a motion to deliberate Case 16 ZBA 03 this evening and Commissioner Mushow seconded the motion. The Commission voted 5-0 to deliberate on the request.

Chairman Whistler opened the public hearing for Case # 16 ZBA 04, which is a request by DM Merchandising for a Variation from the side yard setback requirement for the purpose of constructing a link/covered tunnel to connect to the adjacent property on property commonly known as 845 Church Court. After all testimony was received relating to this case, Chairman Whistler closed the public hearing portion of this case. Commissioner Corrado made a motion to deliberate Case 16 ZBA 04 this evening and Commissioner Uditsky seconded the motion. The Commission voted 5-0 to deliberate on the request.

Chairman Whistler opened the public hearing for Case # 16 ZBA 05, which is a request by DM Merchandising for a Variation from the side yard setback requirement for the purpose of constructing a link/covered tunnel to connect to the adjacent property on property commonly known as 835 Church Court. After all testimony was received relating to this case, Chairman Whistler closed the public hearing portion of this case. Commissioner Corrado made a motion to deliberate Case 16 ZBA 05 this evening and Commissioner Uditsky seconded the motion. The Commission voted 5-0 to deliberate on the request.

Chairman Whistler opened the deliberation for Case # 16 P 06. The Commission discussed the Standards for a Conditional Use Permit as they relate to this request. Commissioner Corrado made a motion to approve the request as presented; Commissioner Uditsky seconded the motion. The Commission voted 5-0 to recommend approval of the request as presented.

Chairman Whistler opened the deliberation for Case # 16 ZBA 03. The Commission discussed the Variation Criteria as they relate to this request. Commissioner Corrado made a motion to approve the request as presented; Commissioner Uditsky seconded the motion. The Commission voted 5-0 to recommend approval of the request as presented.

Chairman Whistler opened the deliberation for Case # 16 ZBA 04. The Commission discussed the Variation Criteria as they relate to this request. Commissioner Corrado made a motion to approve the request as presented; Commissioner Mushow seconded the motion. The Commission voted 5-0 to recommend approval of the request as presented.

Chairman Whistler opened the deliberation for Case # 16 ZBA 05. The Commission discussed the Variation Criteria as they relate to this request. Commissioner Corrado made a motion to approve the request as presented; Commissioner Garland seconded the motion. The Commission voted 5-0 to recommend approval of the request as presented.

The meeting was adjourned at 8:04 P.M.

Submitted by: Eileen Franz AICP, Assistant Planning and Zoning Administrator